

These buildings are typical of the type of structure which is being erected in Manhattan for the use of physicians and medical men.

It is not considered a sign of antiquity for a physician to maintain an office for patients in his residence. Like lawyers, engineers, architects, and the average business man the modern up-to-date physician desires to meet his patients in his business building. He is not content with his practice and receives all calls of a professional nature in offices rented for that purpose. In some instances these offices are in buildings which have been erected for the especial needs of physicians and with an eye to the comforts and conveniences of the patients and tenants. Though they are office buildings in the strict sense of the word they are more like small hotels or apartment houses than offices. They have a reception and service. There are more than a half dozen of these office buildings for medical men between Thirty-ninth and Forty-second streets, not far east or west of Fifth Avenue.

The routing of the old and the encouragement of the modern may be attributed to women folks in doctors' households spurred on no doubt, by present day social demands. In the building of the Sydenham wives and daughters of physicians saw an opportunity for increasing the privacy of their homes.

• *Cauldwell house at 16 West 54th St made over for medicos by John D. Rockefeller*

venue. They include the Professional building at the northeast west corner of Madison avenue and Thirty-eighth street erected by George Baker and the late P. Morgan as the solution of an attempt to invade the Murray Hill district with a tall building on that corner. It is only three stories high, but is one of the most costly of the professional structures. Next is the Warner building, adjoining the southeast corner of Madison avenue and Forty-

At 15 East Forty-eighth street is another physicians' building. This house is about 150 feet west of Madison avenue. Facing it are the Ritz chambers and the Ritz hotel. The house is the former house for which there are two vacancies for which \$1,200 and \$1,400 are being asked. The Lyman is at the southeast corner of Madison avenue and Fifty-third street. It was built forty years ago. It is an apartment house and was built in 1910. It was known as the Catherine. The house was taken over by a company which altered the upper floors into suites for the use of doctors. This house is a doctors' office building.

was not as successful as some of the others since it could not be made to

**PATERSON TO HAVE TERMINAL**  
The Paterson Development Company, a subsidiary of the Paterson Chamber of Commerce, has raised \$250,000 by popular subscription for the erection of model factory buildings on a plan similar to the New York factory terminals. A site of 116 lots comprising four city blocks extending along the Erie Railroad tracks from Gray street to Madison avenue have been secured. Eight buildings four stories high and 75x100 in size will be erected on the blocks.

in some of the best apartment houses in town. Externally it would pass for a residence of a person of means, and was augmented by the sight of a footman ready to swing back the entrance door at the top of several steps leading up to it. The interior was a study in contrast, as it was met by a maid in the attire of a nurse, who directs one to the physician's office, who desires to consult. Such buildings were not built for the patient, but for the doctor. It puts within his reach apparatus and instruments which were to be had nowhere outside the walls of a hospital. The physician of the future, the pioneer of the new era of medical science, was built more than twenty years ago. It was such a great departure from the old type of medical building, and so different from the old type of medical offices, that even the public resented the change, taking the stand that a doctor who did not practice in his own home was not a real medical man.

This was a view many doctors took at the time of the attempt to separate them from their homes, and as a result the building was a failure. Success, with little inquiry from medical men for the reasons, the owners decided to alter the building for the purpose of making it a place where the attention was deferred and the physician eventually became the work place for a number of doctors. It was the first of the new type of medical building of the Sydenham and the building of the second medical office building. Builders were chary of the risk as it was a new type of building, and the Sydenham in New York. But while builders hesitated to erect more lucrative structures, changes were coming in the minds of the doctors. The old maintaining offices in their homes. A word dropped now and then by doctors in conversation with real estate brokers was enough to make a man see that his house was put up and then the third hand so the upbuilding continued until now there are no more buildings of the New York.

Five of them are on or near Madison

Apartment builders in the other boroughs are enjoying a most profitable season because of the shortage in the supply of apartment homes in Manhattan. Many people who have always considered the New York city was bounded by the limits of Manhattan Island are finding out for the first time that there are other attractive sections where builders have spent many millions of dollars to provide comfortable apartment homes for them as desirable as can be found anywhere.

A black and white photograph of a large, multi-story apartment building with many windows. A car is parked in front of the building.

# Builders, Disappointed in City, Turn to Other Boroughs

A black and white photograph of a large, multi-story brick building, identified as the Jackson Regentine. The building has many windows and a prominent entrance on the left. A few people are visible walking on the sidewalk in front of the building.

Famine in such trees, shrubs and plants as are necessary in the landscaping and planting of fine country places has been averted only through the good fortune of the Garden City Company, by which the large consignment of growing things was received before the war put a stop to the importation of foreign horticultural goods. With the local supply of foreign trees and shrubs exhausted, experts that held the keys to the completing of any splendid country estates still possible which would have had to be abandoned until after the war. With the present supply Garden City can fill the demand for the next six months at least, still such time as imports can be secured.

returned. The material used in decorating lawns, flower beds and roadsides is brought from abroad. European trees and shrubs are used in the parks and the various varieties found there carry out with better effect the English and French impressions aimed at in the decoration. Practically all of the plants used are of the same type as the best houses are now planted with in Old World types and efforts are made to obtain the same plants, which necessitate the use of the same kinds of trees and shrubs as are used abroad. The necessity of obtaining these plants and such accessories to suburban house building was a large industry. Lack of capital and the disturbed conditions abroad have, however, put a stop to this.

The Garden City Company brought in a large supply of trees and shrubs two years ago and planted them in a new section of 640 acres which is now being opened to house development. The trees planted are of the same large supply as was left over in the nurseries, which now is being drawn on by house builders all over this part of

the country. To Garden City always commment on the splendid trees which line the streets and furnish shade for the large parks and play grounds, and they also praise the fine homes of the city. As ago the site of Garden City was a rolling plain absolutely without tree or shrub, it is fair to say that the city owes its Steward decided to build a high-class home community on the Hempstead Plains he went to Rochester and secured the services of a noted architect, the largest in the country, which were in financial difficulties, and brought them to their entirety to Garden City, where they were put out in the sandy soil. Greatly to the surprise of many horticulturists they thrived splendidly, and today they form the most beautiful and verdant part of the country.

Norway spruce and scarlet maples there with copper beeches and oaks the admiration of all visitors. Thousands of trees have been planted and the Ginkgo trees have turned the arid plain into a great garden. Ginkgo trees, common in the East, are also planted in the city. The varieties that add to the attractiveness of the place. It was from the Golden City supply that the trees for the Tomb of the Unknown Soldier also obtained the Ginkgo trees that surround Grants Tomb. The cottonwood is as large and common in Golden City as it is in its own native section.

To provide even a larger variety and to carry out the planting on the new site, the Golden City supply was contacted at the beginning of the war brought into the country such species as the flowering dogwood, Norway spruce, European beech trees. Great quantities of European plane trees and all kinds of maples were purchased, all of them shipped to the site. The Golden City supply has evergreens, including Norway spruce, were a considerable part of the shipment. The Golden City supply has sent out on fine estates within several hundred miles of New York and are helping the completion of building operations. The Golden City supply has been abundant for this supply.

**ANOTHER FINE SEASIDE HOME.**  
Manhattan Beach Architect to  
Build Place for Himself.

Edward C. Chrestensmith, who has designed a number of the largest and most important buildings in the city, is going to erect one for himself in that rapidly developing seaside home settlement which only a few years ago was a barren and desolate summering place of the Atlantic seaboard. He is to build on Coldeberg street between the Oriental Boulevard and the Esplanade. He plans to spend much money in the construction of his new house.

Mr. Chrestensmith has had much time to study the type of homes and the construction that is adapted to the climate. Before he began to upbuilding the section with fine residences he had designed the cable station of the Commercial Cable Company at that place.

### SITES FOR NEWARK HOMES.

## pointed in Other Boroughs

[Corporation has erected several blocks of houses which are intended to be models of construction for builders to follow who operate along the Corona extension of the dual subway, now nearing completion. Because of comparatively reasonable cost of land in this section the builders have been enabled to put up a new type of apartment house with larger courts, larger rooms and more attractive finish than in older sections and to rent them at somewhat less than Manhattan apartments of the same number of rooms cost.

The largest moving picture theatre in the country, having a seating capacity for 5,000 persons, is to be erected on the site of the old Dewey Theatre and adjoining property on East Thirtieth and Fourteenth streets. The theatre will cover a quarter of the area of the block between Third and Fourth avenues, Thirtieth and Fourteenth streets. There are only two other theatres or amusement centres in New York that are larger, Madison Square Garden, which seats 12,137 and the Hippodrome, which can accommodate an audience of

The proposed theatre will be nearly twice as large as the old Academy of Music. William Fox, who has run the old Academy of Music as a "movie" house for several years, is to build the new show house. The properties at 126, 128, 130, 132, 134, 136 and 138 East Thirteenth street and 124, 126, 128, 130, 132 and 134 East Thirteenth street, were leased yesterday by him for a term of forty-two years at a rental that will

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